



City of Huntington Beach

File #: 23-1024

MEETING DATE: 12/6/2023

ZONING ADMINISTRATOR STAFF REPORT

TO: Zoning Administrator
FROM: Hayden Beckman, Senior Planner

SUBJECT:
ADMINISTRATIVE PERMIT NO. 22-008/COASTAL DEVELOPMENT PERMIT NO. 22-014 (620 PCH LIVE/WORK UNIT)

REQUEST:

To construct a new three-story 2,282 sq. ft. live/work unit with third-floor decks, a rooftop deck, an attached 358 sq. ft. two-car garage and carport, 352 sq. ft. of visitor-serving commercial, and a 352 sq. ft. accessory dwelling unit at an overall height of 40 feet.

LOCATION:

620 Pacific Coast Highway, 92648 (north side of Pacific Coast Highway, between 6th and 7th Street)

APPLICANT:

Louie Hernandez, The Louie Group, 19092 Callaway Circle, Huntington Beach CA 92648

PROPERTY OWNER:

10622 Court Avenue LLC, 5050 W. Mission Boulevard, Ontario CA 91762

STAFF RECOMMENDATION:

That the Zoning Administrator take the following actions:

A) Approve Administrative Permit No. 22-008 and Coastal Development Permit No. 22-014 with suggested findings and conditions of approval.

General Plan:

M-sp (Mixed Use - Specific Plan Overlay, Maximum 30-50 dwelling units per acre)

Zone:

SP5-CZ (Downtown Specific Plan - Coastal Zone Overlay)

Environmental Status:

This request is covered by Categorical Exemption Section 15303, California Environmental Quality Act.

Coastal Status:

Appealable

Existing Use:

Vacant Lot

ATTACHMENTS:

1. Suggested Findings and Conditions of Approval
2. Site Plan, Floor Plan, and Elevations received and dated October 25, 2023
3. Colored Rendering